



**Blackstone**

# For Lease

2440 Division Avenue NW | Medicine Hat, AB  
**Grocery-Anchored End-Cap | Patio Potential**

## Northpointe Crossing



**Full Commission (5%)**  
Paid to Outside Agent on 5-year Term

**Paul Ramikie** ccim  
Senior Associate / Associate Broker  
Cell **403.607.7375** (Call or Text)

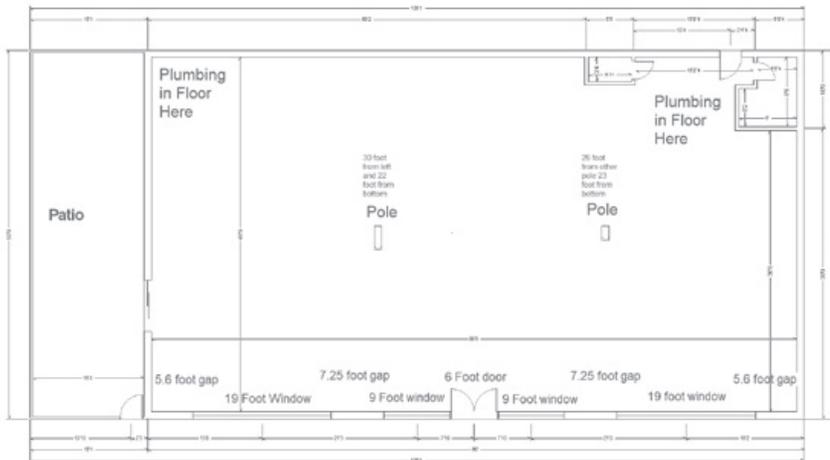


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**Versatile End-Cap Retail | Patio Potential | Hwy 1 Access**



**Ceiling Height: 17'**

*Some unit heaters drop down, those spots - 12'*

**Size Available**

1,100 SF – 4,511 SF

**Availability**

Immediately

**Net Rate**

Market

**Op Costs**

\$13.32 PSF (Est. 2025)

**Zoning**

Mixed-use

**Parking**

Ample / open

High-visibility end-cap in the Northpointe Crossing retail centre at a busy intersection, ideal for daycare, dental, QSR, or personal service tenants.

Secure available space from 1,100 to 4,511 square feet with an open layout floor plan, potential for a patio, and flexible demising options.

Anchored by Shoppers Drug Mart and shadow-anchored by Co-op, with excellent exposure and daily traffic from strong national and local tenants.

## Highlights

Capitalize on positioning next to Big Marble Go Centre and near public transit, drawing steady foot traffic from families and local residents.

Enjoy excellent access to Highway 1/Trans-Canada Highway and over 17,000 residents nearby with average incomes that exceed CA\$93,000 annually.

Space is available in vanilla shell condition, and the landlord is offering tenant build-out support for a smooth and immediate occupancy.

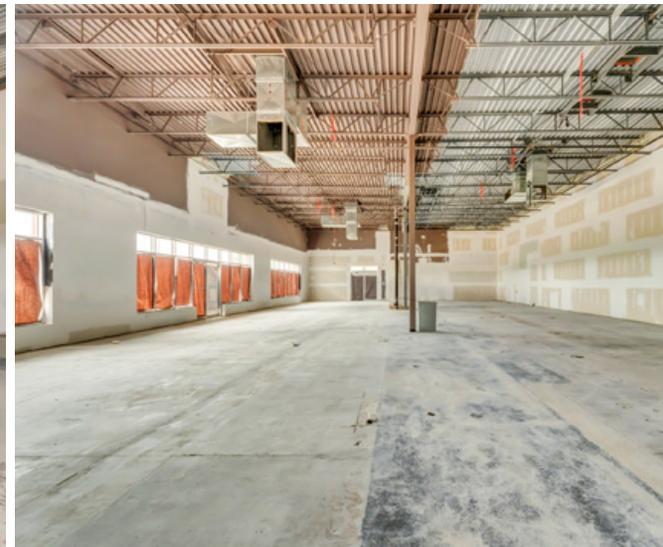
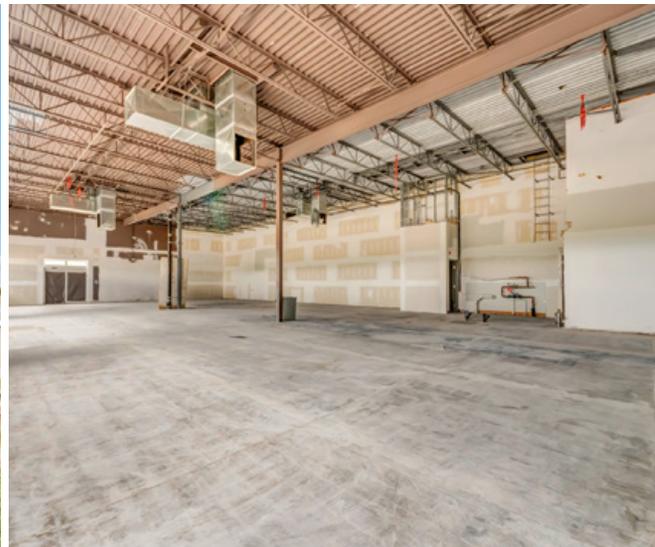


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**Big Marble Go Centre**  
Medicine Hat Recreation Centre



To Trans-Canada Hwy #1

24 STREET

ROTARY CENTENNIAL DRIVE

DIVISION AVENUE





**NEIGHBORHOOD**  
Medicine Hat



**POPULATION**  
3KM  
17,367



**MEDIAN AGE**  
42.1



**HOUSEHOLD INCOME**  
\$70,863

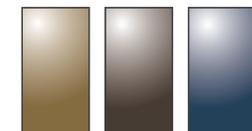


**TRAFFIC COUNT**  
21,660 VPD | Trans-Canada & Boxsprings Rd

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# Thank you for your Interest



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